

MINOR SUBDIVISION SURVEY FOR
BRYANT JACKSON AND ERIC JUSTIN
SECTION 23, TOWNSHIP 3 SOUTH, RANGE 5 WEST
UINTAH SPECIAL BASE AND MERIDIAN

DESCRIPTION OF PARCEL A

Beginning at the SW Corner of the SE1/4 of the SW1/4 of Section 23, Township 3 South, Range 5 West of the Uintah Special Base and Meridian;
Thence North 00°00'57" West 692.75 feet along the West line of said SE1/4 to the centerline of County Road 195E as defined by right-of-way fences;
Thence South 79°12'11" East 406.21 feet along said centerline;
Thence South 00°00'57" East 617.36 feet parallel with said West line to the South line of said SE1/4;
Thence North 89°53'52" West 399.00 feet to the POINT OF BEGINNING, containing 6.0 acres. Said parcel being subject to that portion being used as road right-of-way and all existing rights-of-way and or easements.

DESCRIPTION OF PARCEL B

Commencing at the SW Corner of the SE1/4 of the SW1/4 of Section 23, Township 3 South, Range 5 West of the Uintah Special Base and Meridian;
Thence South 89°53'52" East 399.00 feet along the South line of said aliquot part to the TRUE POINT OF BEGINNING;
Thence North 00°00'57" West 617.36 feet parallel with the West line of said aliquot part to the centerline of County Road 195E as defined by right-of-way fences;
Thence South 79°12'11" East 301.04 feet along said centerline;
Thence South 00°00'57" East 561.50 feet to said South line;
Thence North 89°53'52" West 295.70 feet to the TRUE POINT OF BEGINNING, containing 4.00 acres. Said parcel being subject to that portion being used as County Road right-of-way.

OWNER'S CERTIFICATE

We, the undersigned, owners of the parcels shown hereon, having caused the same to be subdivided into the parcels shown, do hereby set apart the same as a minor subdivision, and place the boundary lines of the parcels as shown and described on this plat.

Landowner's Signatures	Print Name	Date Acknowledged	Notary's Initials

ACKNOWLEDGMENT

State of Utah }
County of Duchesne } SS

On the dates shown by each signature, personally appeared before me the signers of the above certificate who duly acknowledged to me that they did execute same.

My commission expires _____ Notary Public

DUCHESTER COUNTY TREASURER

PROPERTY TAX CLEARANCE

THIS _____ DAY OF _____ OF 20____.

COLLENE NELSON
DUCHESTER COUNTY TREASURER

DUCHESTER COUNTY PLANNING DEPT. APPROVAL

APPROVED AS A MINOR SUBDIVISION ON

THIS _____ DAY OF _____ OF 20____.

MICHAEL HYDE
DUCHESTER COUNTY COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S CERTIFICATE

This is to certify that this plat was prepared from the field notes and electronic data collector files of an actual survey made by me, or under my personal supervision, of the parcels of land shown hereon, and that the monuments indicated were found or set during said survey, and that this plat accurately represents said survey to the best of my knowledge.

Jerry D. Allred, Professional Land Surveyor,
Certificate No. 148951, (Utah)

COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH }
COUNTY OF DUCHESTER } SS

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M, AND IS DULY RECORDED.

FILING NO. _____ COUNTY RECORDER

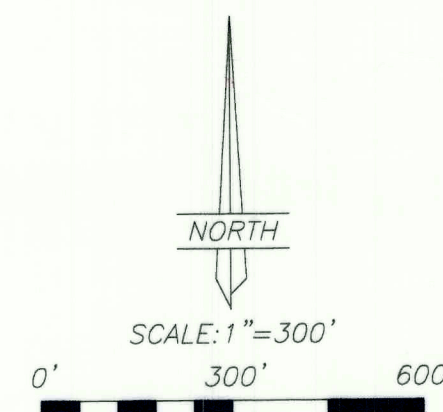
COUNTY SURVEYOR'S FILE # 3170

JERRY D. ALLRED AND ASSOCIATES
SURVEYING CONSULTANTS
1235 NORTH 700 EAST—P.O.B. 975
DUCHESTER, UTAH 84021
(435) 738-5352

REV 3 SEP 2013
19 JUL 2013 13-100-025

NARRATIVE

The purpose of this survey is to subdivide a 6.00 acre and a 4.00 acre parcel of land out of an existing 147 (approx) acre parcel.
The location of the SE Corner of Section 23 was determined by double proportionate measurement due to the actual monument and it's evidence being lost on the ground. (Destroyed by the Duchesne River)
The East 1/4 Corner of said Section 23 was determined by single proportionate measurement, due to farming and the destruction of evidence in the area.
All monuments found and used for this survey are shown on this plat at their respective locations.



THIS SURVEY WAS PERFORMED USING GLOBAL POSITIONING SYSTEM PROCEDURES AND EQUIPMENT.
THE BASIS OF BEARINGS IS GEODETIC NORTH DERIVED FROM G.P.S. OBSERVATIONS AT THE SECTION CORNER LOCATED AT LAT. 40°15'22.90258"N AND LONG. 110°23'21.19760"W USING THE UTAH STATE G.P.S. VIRTUAL REFERENCE STATION CONTROL NETWORK MAINTAINED AND OPERATED BY THE AUTOMATED GEOGRAPHIC REFERENCE CENTER.

LEGEND

- SET 5/8"x24" REBAR WITH PLASTIC CAP FOR THIS SURVEY
- ⊙ PERC TEST HOLE
- - - - - EXISTING FENCE LINES

